SEP 29 1993

WAGNER, HEINDEL, and NOYES, Inc.

- Consulting Hydrogeologists
- Engineers
- Environmental Scientists

P.O. Box 1629 Burlington, Vermont 05402-1629

802-658-0820
FAX: 802-860-1014

September 27, 1993

Mr. E. Matt Germon
Agency of Natural Resources
Hazardous Materials Management Division
103 South Main Street/West Office
Waterbury, VT 05671-0404

Dear Matt:

Please find enclosed our initial investigation report on the proceedings and findings at the State Office Building on the corner of Merchants Row and State St., Rutland Vermont. We have prepared this report in conformance with the recommended format for initial site investigation reports. Call me if you have any questions.

I hope all is well.

Sincerely,

Christopher Green
Staff Geologist

CG/ral

Enclosures

WAGNER, HEINDEL, and NOYES, Inc.

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STATE OFFICE BUILDING
State Street and Merchants Row
Rutland, Vermont

SITE INVESTIGATION
VT Site #91-1088

Prepared for:
Agency of Administration

Prepared by:

Christopher T. Green
Staff Geologist

Reviewed and Approved by:

Jeffrey E. Noyes
Chief Hydrogeologist

September 27, 1993

STATE OFFICE BUILDING
State Street and Merchants Row
Rutland, Vermont

SITE INVESTIGATION
VT Site #91-1008

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STATE OFFICE BUILDING
State Street and Merchants Row
Rutland, Vermont

SITE INVESTIGATION
VT Site #91-1008

EXECUTIVE SUMMARY

In 1991, during the demolition of buildings on State property at the corner of Merchants Row and State Street in Rutland, Vermont, five underground fuel storage tanks were discovered. A site assessment was performed and the tanks removed on July 26, 1991 by Joe Wood of Water Environmental (518-885-2203, or 802-492-3479). Approximately 40 yards of contaminated soil around the tanks was excavated and replaced with clean fill.

On July 12, 1993, Wagner Heindel and Noyes (WH&N) was selected by the Department of State Buildings under the Agency of Administration, State of Vermont, to investigate the possibility of residual contamination in the locations of the removed underground storage tanks near the State Office Building in Rutland. Mr. James Richardson (802-828-3314) was the Project Engineer for the Department of State Buildings. Christopher Green (802-658-0820) was project manager for the consultant, Wagner, Heindel, and Noyes, Inc.

E. Matt Germon of the Sites Management Section approved the work plan on July 6, 1993. Allen Shelvey, Assistant City Engineer for Rutland, approved a Drilling in the Street Permit on July 22, and on July 26, WH&N completed boring operations, monitor well installation, and a sensitive receptor survey. Chris Aldrich of WH&N sampled groundwater for 8020 analysis on August 11, completing the investigation of the property.

The site investigation has shown that no significant residual contamination exists from the former USTs.

3753. The former locations of the tanks are shown the site plan (Appendix 1, page 2).

A site assessment was performed on July 26, 1991 by Joe Wood of Water Environmental (518-885-2203 or 802-492-3479). Approximately 40 yards of contaminated soil around the tanks was excavated and replaced with clean fill.

3.0 INITIAL SAMPLING AND SCREENING

In conformance with recommendations from E. Matt Germon (Attachment 1, page 19) of the Sites Management Section, a boring program was undertaken which involved screening of soils in the immediate vicinity of the former underground tanks and the installation of one monitor well in this area. If soils in this area had exceeded 20 ppm volatile organic compounds, additional wells would have been installed at locations downgradient, as well as one upgradient well. Because no olfactory, visual, or detector-indicated contamination was above 20 ppm, only one well was installed.

Location of borings was assisted by Barry Stoodley who works in the nearby State Building, and who, as a long-time resident of Rutland, witnessed the operation, shutdown, and removal of the tanks located on the corner of Merchants Row and State Street. Three borings were performed; these are described below.

The first, SB-1, was drilled at the location of a pair of tanks on the northeast corner of the state building (Attachment, page 2). According to the tank pull report, both tanks had contained oil and neither had been found to have leaked at the time of removal. Using a Photovac Microtip with 10.6 eV lamp, soils were screened for volatile organic compounds. Maximum levels ranged from 1.2 to 9.4 parts per million (ppm) (Attachment 1, pages 3-10).

SB-2 was located 25 feet north of SB-1, at the former location of two gas tanks which had leaked into the vadose zone prior to removal. The boring was advanced to 13 feet below ground surface (bgs), 1 foot into a clay layer. Tested soils registered 0.4 to 3.3 ppm maximum concentration of volatile organic compounds.

MW-1 was installed at the third boring, 20 feet downgradient of the former location of the leaking gasoline storage tanks (SB-2), and near the location of a former waste oil tank with one pinhole leak. PID readings of soils were 1.4 to 10.7 ppm maximum. The boring

5.0 CONCLUSIONS

Based upon the borings and screening performed at the corner of Merchants Row and State Street, an interview with Barry Stoodley, and existing Agency standards[2], we conclude that no significant levels of contamination exist at this site. Mr. Stoodley attested that, after the tanks were pulled, soils were excavated to a depth at which no contamination was detected. Soil borings, PID screening, and groundwater analysis support this account. All available evidence indicates that no significant residual contamination exists from the former USTs.

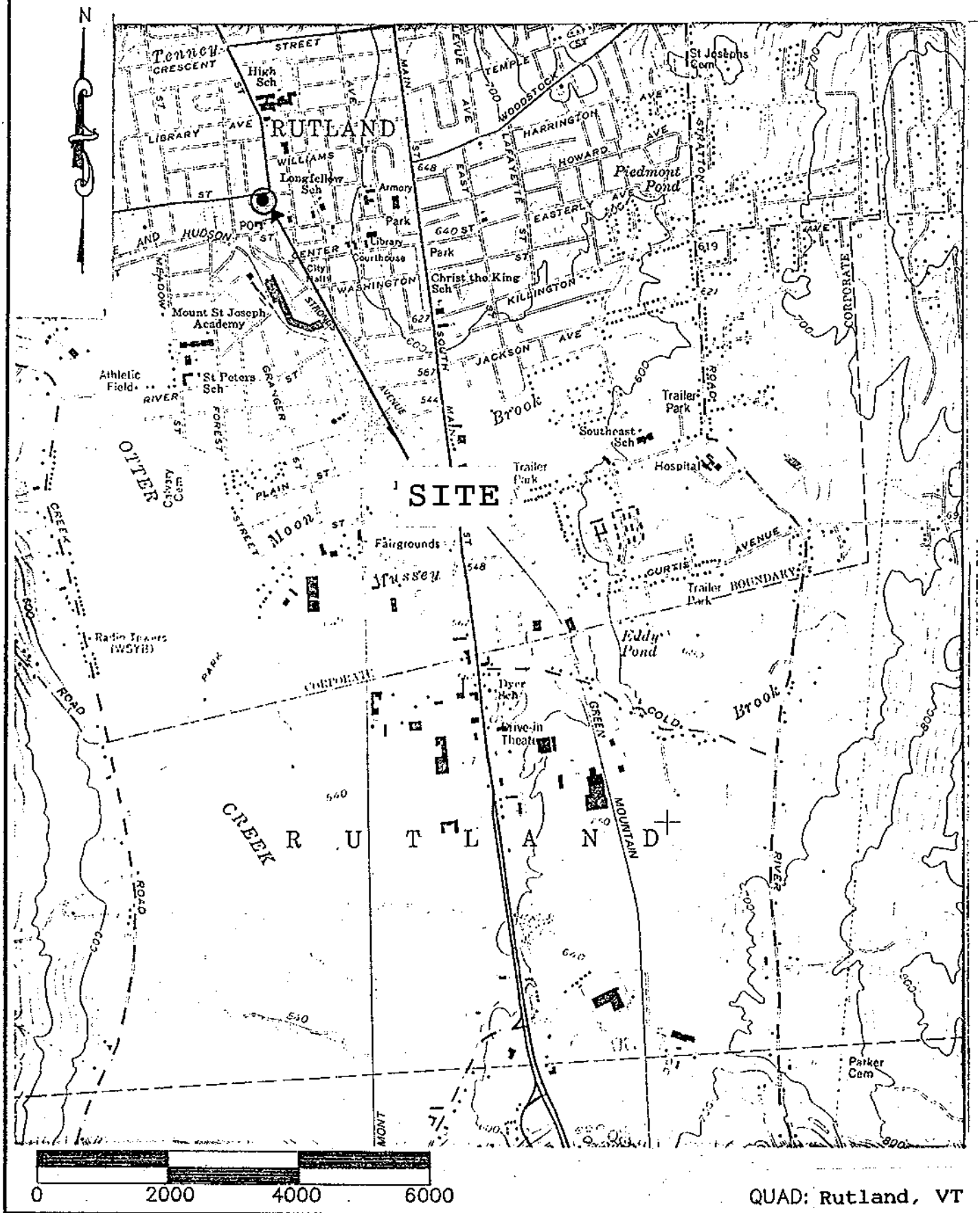
6.0 RECOMMENDATIONS

Based upon our findings, we recommend that no additional monitoring or remedial action is necessary at the former UST site.

This report was prepared solely for the use of the Agency of Administration and Agency of Natural Resources. The conclusions provided by WH&N in this report are based solely on the information referenced within this document. While we are unaware of any facts or circumstances which would cause us to suspect that the conclusions drawn herein are incorrect or misleading, it is possible that additional information could require refinement or modifications of our conclusions. This report has been prepared in accordance with the terms and conditions of our agreement.

[RPT-AGAD/CTG 8-17-93]

[2] Guidelines for Handling Petroleum-Contaminated Soil, August 3, 1992.



Wagner, Heindel, and Noyes

CONSULTING SCIENTISTS AND ENGINEERS

• Hydrogeology • Ecology •

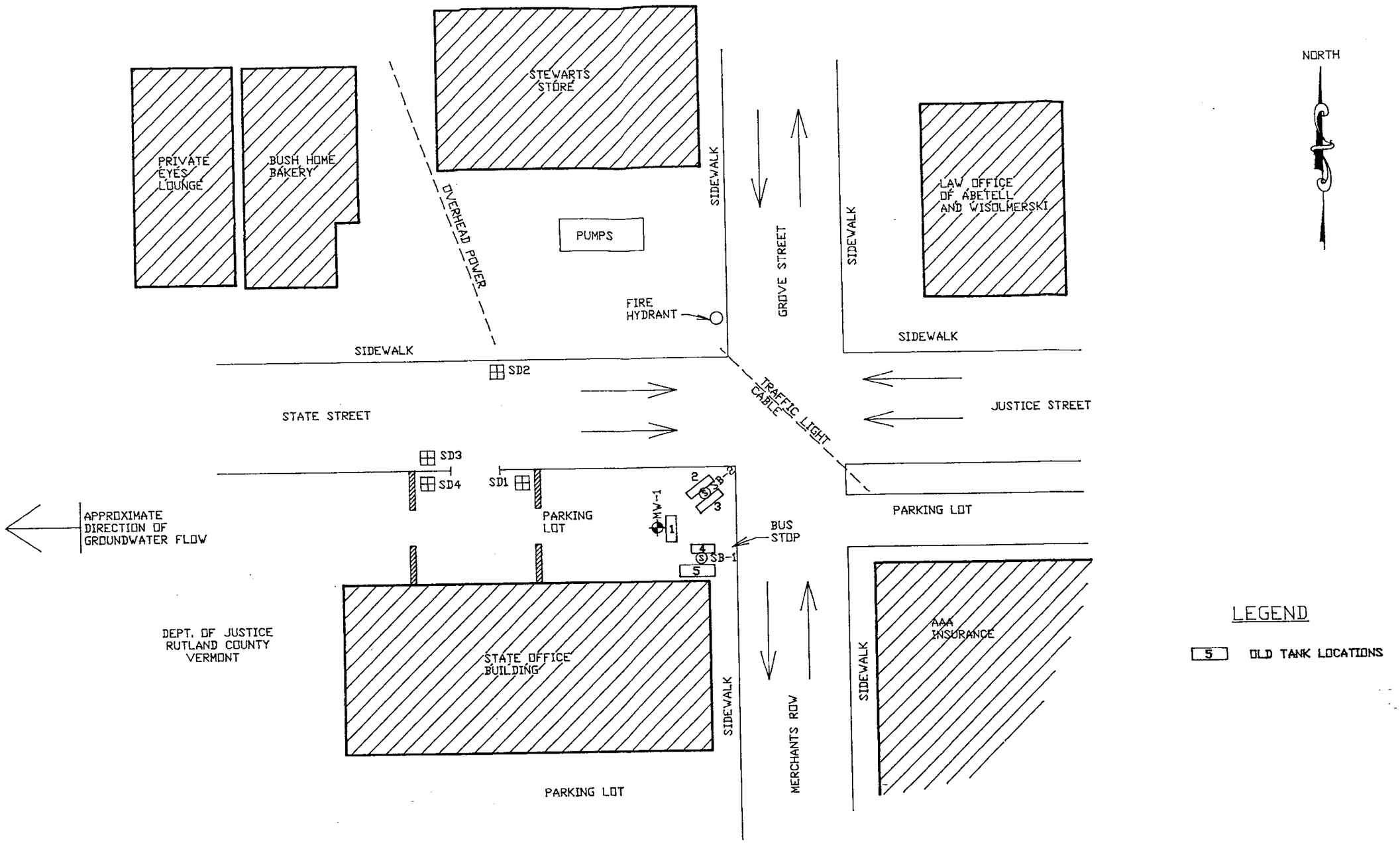
• Environmental Engineering •

BURLINGTON, VERMONT

STATE OFFICE BUILDING
RUTLAND, VT

USGS TOPOGRAPHIC MAP

DATE: 9/9/93	SCALE: 1:24000	DRN:	APPD:



Wagner, Heindel, and Noyes
CONSULTING SCIENTISTS AND ENGINEERS
• Hydrogeology • Ecology •
• Environmental Engineering•
BURLINGTON, VERMONT

AGENCY OF ADMINISTRATION

RUTLAND, VERMONT

STATE OFFICE BUILDINGS - RUTLAND SITE

DATE: 8/26/93	SCALE: NTS	DRN: MRL	APPD: JEN

C:\AGENCY\RUTLAND.DWG

Agency of Administration
Photovac MicroTIP Monitoring Summary

Event Number	Peak Minimum ppm	Peak Average ppm	Peak Maximum ppm	Description
164	-	-	-	turn on
165	1.8	2.6	3.2	test with felt tip pen
166	0.0	0.0	0.0	storm drain #1
167	0.0	0.0	0.0	storm drain #2
168	0.0	0.0	0.0	storm drain #3
169	0.0	0.0	0.0	storm drain #4
171	0.0	0.0	0.0	basement of Bush Home Bakery
172	-	-	-	turn on
173	0.7	3.6	6.7	Soil Boring (SB) - 1, 0-5' composite
174	0.8	5.3	11.2	test - sample bag filled by breath
175	0.9	5.4	9.4	SB-1, 5-10' composite
176	0.3	2.7	5.0	SB-1, 10-12' composite
177	0.4	0.9	1.2	SB-1, 12-12.5' composite
178	0.7	0.7	0.7	SB-2, 0-5' composite
179	-	-	-	turn on
180	0.0	1.7	3.3	SB-2, 7-10' composite
181	-	-	-	turn on
182	0.0	0.2	0.4	SB-2, 11-13' composite
183	-	-	-	turn on
184	0.0	0.0	0.0	SB-2, inside augers
185	-	-	-	turn on
186	-	-	-	turn on
187	0.0	7.0	10.7	monitor well (MW) - 1, 4-6' spoon
188	-	-	-	turn on
189	0.3	0.8	1.4	MW-1, 9-11' spoon
190	-	-	-	turn on
191	0.3	0.8	1.1	State Building Basement

	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:21	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:22	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:23	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:24	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:25	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0	166	Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:26	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:27	0.0	0.0	0.0	167	Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:28	0.0	0.0	0.0	168	Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0	169	Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:29	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:48	0.0	0.0	0.0	171	Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:49	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
07:50	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
08:07	0.0	0.1	0.2	172	Ready
	0.0	0.0	0.1		Ready
	0.0	0.1	0.2		Ready
	0.0	0.0	0.0		Ready
08:08	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
08:09	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
08:10	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
08:11	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready
08:12	0.0	0.0	0.0		Ready
	0.0	0.0	0.0		Ready

	0.1	0.1	0.2		Ready
	0.2	0.2	0.2		Ready
08:31	0.2	0.2	0.2		Ready
	0.2	0.2	0.2		Ready
	0.2	0.2	0.2		Ready
	0.2	0.3	0.3		Ready
08:32	0.2	0.3	0.3		Ready
	0.3	0.3	0.3		Ready
	0.3	0.4	0.4		Ready
	0.3	0.4	0.4		Ready
08:33	0.3	0.4	0.4		Ready
	0.4	0.4	0.4		Ready
	0.4	0.5	0.4		Ready
	0.4	0.8	1.5		Ready
08:34	0.5	0.7	1.2		Ready
	0.5	0.7	1.2		Ready
	0.5	0.5	0.5		Ready
	0.5	0.5	0.5		Ready
08:35	0.5	0.5	0.5		Ready
	0.5	0.5	0.5		Ready
	0.5	0.5	0.5		Ready
	0.5	0.6	0.6		Ready
08:36	0.6	0.6	0.6		Ready
	0.6	0.6	0.7		Ready
	0.7	3.6	6.7		Ready
	0.7	1.2	3.8	173	Ready
08:37	0.8	5.3	11.2	174	Ready
	0.7	0.8	0.8		Ready
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	0.7	0.7	0.7		Ready
08:38	0.7	0.7	0.8		Ready
	0.7	0.7	0.7		Ready
	0.7	0.8	0.7		Ready
	0.7	0.7	0.7		Ready
08:39	0.7	0.7	0.7		Ready
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	0.7	0.7	0.7		Ready
	0.7	0.7	0.7		Ready
08:40	0.7	0.8	0.8		Ready
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	0.7	0.7	0.7		Ready
	0.7	0.8	0.8		Ready
08:41	0.7	0.8	0.8		Ready
	0.8	0.8	0.9		Ready
	0.9	5.4	9.4	175	Ready
	0.9	4.0	9.4		Ready
	0.9	0.9	0.9		Ready
	0.8	0.9	0.9		Ready
08:42	0.8	0.9	0.9		Ready
	0.8	0.9	0.9		Ready
	0.9	0.9	0.9		Ready
	0.8	0.9	0.9		Ready
08:43	0.8	0.9	0.9		Ready
	0.8	0.9	0.9		Ready
	0.6	0.7	0.8		Ready
	0.5	0.6	0.6		Ready
08:44	0.4	0.5	0.5		Ready
	0.4	0.4	0.4		Ready
	0.3	0.4	0.4		Ready
	0.3	0.3	0.3		Ready
08:45	0.2	0.3	0.3		Ready
	0.2	0.2	0.2		Ready
	0.2	0.2	0.2		Ready
	0.2	0.2	0.2		Ready
08:46	0.1	0.2	0.2		Ready
	0.1	0.2	0.2		Ready
	0.0	0.1	0.1		Ready
	0.0	0.1	0.1		Ready
08:47	0.1	0.1	0.1		Ready
	0.1	0.1	0.1		Ready
	0.1	0.1	0.1		Ready
	0.0	0.1	0.1		Ready

	0.5	0.5	0.5		Ready
	0.5	0.5	0.5		Ready
09:07	0.4	0.5	0.5		LoBat
	0.4	0.5	0.5		LoBat
	0.4	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
09:08	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
09:09	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.6	0.5		LoBat
09:10	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.4	0.4	0.5		LoBat
09:11	0.4	0.4	0.4		LoBat
	0.3	0.4	0.4		LoBat
	0.4	0.4	0.4		LoBat
	0.4	0.5	0.5		LoBat
09:12	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
	0.5	0.5	0.5		LoBat
09:13	0.5	0.5	0.5		LoBat
	0.5	0.6	0.6		LoBat
	0.5	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:14	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:15	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:16	0.6	0.7	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:17	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:18	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:19	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
	0.6	0.6	0.6		LoBat
09:20	0.6	0.6	0.6		LoBat
	0.6	0.7	0.7		LoBat
	0.6	0.7	0.7		LoBat
	0.6	0.7	0.8		LoBat
09:21	0.7	0.7	0.8		LoBat
	0.6	0.7	0.7		LoBat
	0.6	0.7	0.7		LoBat
	0.6	0.7	0.8		LoBat
09:22	0.6	0.7	0.7		LoBat
	0.6	0.7	0.7		LoBat
	0.6	0.7	0.8		LoBat
	0.7	0.7	0.7		LoBat
09:23	0.7	0.7	0.7	178	LoBat
09:28	0.0	0.7	0.8	179	LoBat
	0.0	0.0	0.0		LoBat
	0.0	1.7	3.3	180	LoBat
09:33	0.0	1.2	3.3	181	LoBat
	0.0	0.0	0.0		LoBat

AGENCY OF ADMINISTRATION

Corner of Merchants Row and State Street
Rutland, Vermont

MONITORING WELL AND SOIL BORING LOGS

July 26, 1993

Sample #	Depth	Blow Counts per 6 inches	Recovery	Soil Logs
Drilling Contractor: Tri-State Drilling and Boring, Inc., West Burke, Vermont Driller: Ed Westover Geologist: Chris Green from Wagner, HeindeL, and Noyes, Inc. (WH&N)				
SB-1 *Location: at corner of State Building at former location of oil tanks* *Start at 8:20 a.m.*				
				No split spoons taken. Augered down to 12.5'
	0 - 5'			Fill, orange sand, medium gravel PID = 0.7/6.8
	5' - 10'			Fill, orange medium sand PID = 0.8/9.0
	10' - 12'			Brown silt with medium sand, wet PID = 0.3/4.5
	12' - 12.5'			Olive-green clay with silt, thixotropic PID = 0.3/1.5
No well installed. Boring backfilled and cemented.				
SB-2 *Location: northeast corner of parking lot at former location of leaking gas tanks* *Start at 9:20 a.m.*				
				No split spoons taken. Augered down to 13.0'/
	0 - 3'			Orange medium sand and medium gravel, dry. PID = Not taken
	3' - 7'			Orange medium sand, dry PID = 0.7/0.7

SOIL PROBE LOG

TRI STATE
DRILLING & BORING, INC.
RFD #2, Box 113 West Burke, VT 05871
(802) 467-3123

		SAMPLER Continuous
TYPE	HSA	SS
SIZE	2"	
HAMMER	140#	
FALL	30"	

SOIL
Saturated
Wet
Moist
Damp
Slightly Damp

DATE STARTED: 7/26/93 DATE COMPLETED: 7/26/93

FOOTAGE DEPTH	BLOW COUNTS REC 6 12 18 24	DRILLER'S NOTES & COMMENTS
		Augered to 12'. Gray clay. Pulled augers, got sample off lead auger.

Client: VT Agency of Adm.
Job Location: Rutland, VT
Engineer: Wagner, Heindel & Noyes
Burlington, VT
Inspector: Chris Green

Driller: Edward Westover
Helper: Hank Dawson
Materials: *Soil Boring - no well*

SOIL PROBE LOG

TRI STATE
DRILLING & BORING, INC.
RFD #2, Box 113 West Burke, VT 05871
(802) 467-3123

		SAMPLER Continuous
TYPE	HSA	SS
SIZE	2"	
HAMMER	140#	
FALL	30"	

SOIL
Saturated
Wet
Moist
Damp
Slightly Damp

DATE STARTED: 7/26/93 DATE COMPLETED: 7/26/93

FOOTAGE DEPTH	BLOW COUNTS 6 12 18 24	REC		DRILLER'S NOTES & COMMENTS
4-6'	2 3 5	3	S/Damp.	Light to medium brown fine sands with some silt at tip.
9-11'	2 2 2	1	Moist.	Medium brown silty fine sands on top of gray clay.
				Augered to 11'9", set well.
				Screen 11'9" to 6'9" below GS.
				Riser 6'9" to 3" below GS.
				Sandpack 11'9" to 5'9" below GS.
				Bentonite 5'9" to 4'9" below GS.
				Backfill and road box installed.

Client: VT Agency of Adm.
Job Location: Rutland, VT
Engineer: Wagner, Heindel & Noyes
Burlington, VT
Inspector: Chris Green

Driller: Edward Westover
Helper: Hank Dawson
Materials: 5' screen, 7' riser, 1 cap, 1 locking plug, 2 sand, 1/2 bentonite, 1 road box.

ENDYNE, INC.

32 James Brown Drive
Williston, Vermont 05495
(802) 879-4333

CHAIN-OF-CUSTODY RECORD

007162

Project Name: St. of VT. Merchants Row and State Street. Site Location: Rutland, VT	Reporting Address: WHN	Billing Address: WHN
Endyne Project Number: HNSV1070	Company: WHN Contact Name/Phone #: Noyes/Green 658-0820	Sampler Name: C. Aldrich Phone #: 658-0820

Lab #	Sample Location	Matrix	G R A B	C O M P	Date/Time 8/10/93	Sample Containers No.	Sample Containers Type/Size	Field Results/Remarks	Analysis Required	Sample Preservation	Rush
44955	MW. #1	H2O	✓		2^05 p	2	40 mL		602	HNO_3	

Relinquished by: Signature Chris Aldrich	Received by: Signature Jessica M. Chambers	Date/Time 8/11/93 5:00
Relinquished by: Signature	Received by: Signature	Date/Time

Requested Analyses

1	pH	6	TKN	11	Total Solids	16	Metals (Specify)	21	EPA 624	26	EPA 8270 B/N or Acid
2	Chloride	7	Total P	12	TSS	17	Coliform (Specify)	22	EPA 625 B/N or A	27	EPA 8010/8020
3	Ammonia N	8	Total Diss. P	13	TDS	18	COD	23	EPA 418.1	28	EPA 8080 Pest/PCB
4	Nitrite N	9	BOD_5	14	Turbidity	19	BTEX	24	EPA 608 Pest/PCB		
5	Nitrate N	10	Alkalinity	15	Conductivity	20	EPA 601/602	25	EPA 8240		
29	TCLP (Specify: volatiles, semi-volatiles, metals, pesticides, herbicides)										
30	Other (Specify):										

State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
Natural Resources Conservation Council

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Hazardous Materials Management Division
103 South Main Street/West Office
Waterbury, Vermont 05671-0404
(802) 241-3888
FAX (802) 244-5141

July 6, 1993

Mr. Jeff Noyes
Wagner, Heindel, and Noyes, Inc.
P.O. Box 1629
Burlington, VT 05402-1629

RE: Work Plan for Merchants Row in Rutland (Site #91-1088)

Dear Mr. Noyes:

The Sites Management Section (SMS) has received the Work Plan for the above referenced site submitted by Wagner, Heindel, and Noyes, Inc. (WH&N), dated June 27, 1993.

Since the majority of the contamination soils were reportedly removed during the tank pull, the SMS feels that the number of monitoring wells proposed may be excessive. Please install the first monitoring well in the former Underground Storage Tank (UST) area (MW-2), and obtain split spoon samples as outlined in your Work Plan. If Volatile Organic Compounds (VOCs) are detected at levels below 20 ppm, do not install additional monitoring wells. If VOCs are encountered at levels above 20 ppm, continue with the proposed monitoring well locations. It is our hope that this method will reduce the potential for the installation of monitoring wells which may not be necessary in defining the extent of groundwater contamination at this site.

With the addition of above, the SMS approves of the Work Plan as submitted. Please begin this investigation as soon as possible, and call with any questions or concerns.

Sincerely,

E. Matt Germon, Environmental Engineer
Sites Management Section

cc: Mr. James Richardson, Agency of Administration

mg/1088approve